

VASTUSHILP CONSULTANTS

ECTS • INTERIOR DESIGNERS • GOVT. REGISTERED VALUERS
85/6, DEVPURA, HARIDWAR-249401, TEL.: 01334-227667
: 'ANUKOOL', 46 NAYA HARIDWAR COLONY, HARIDWAR

Mobile : 9411326866, 9837044914

FAX : 01334-225625

E-mail : vastushilp2000@gmail.com
vastushilp2000@yahoo.com

To,

The Branch Manager

State Bank of India, (SME)

Branch Address :- (SME)Sector-5, Ranipur, Haridwar

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Approved Valuer)

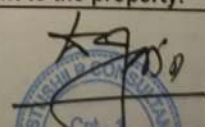
GENERAL		
No.	Name of Panel Valuer	Vr. Dinesh Kumar Jain
1	Purpose for which the valuation is made	To assess market value for loan State Bank of India, SME, Sector-5, Ranipur Haridwar
2	a) Date of inspection	12-02-2021
	b) Date on which the valuation is made	16-02-2021
3	List of documents provided by bank for	Copy of Sale Deed No. 5251 / 01-05-2019
4	Name of person accompanied	Km. Reshu Panwar, 7397 2596 4847
5	Name of the owner's and his/their address (es) with phone No. (Details of share in case of joint ownership)	Sh. Kuldeep Panwar S/o Sh. Rajveer Singh Khata Khatauni No. 407, Khasra No. 109/1, Fasli Year 1396 to 1401, Aman Vihar, Mauja Bharuwala Grant, Cantt Area, Clementtown, Pargan Centraldoon, Tehsil & Distt Dehradun
6	Breif description of the property	Residential (Freehold)
7	Location of the property	Aman Vihar, Mauja Bharuwala Grant, Cantt Area
	a) Plot No./Survey No.	Khata Khatauni No. 407, Khasra No. 109/1,
	b) T.S.No./Village	Aman Vihar, Mauja Bharuwala Grant, Cantt Area
	c) Ward/Taluka	Clementtown, Dehradun
	d) Mandal/District	Dehradun
8	Postal Address of the property	Sh. Kuldeep Panwar S/o Sh. Rajveer Singh Khata Khatauni No. 407, Khasra No. 109/1, Fasli Year 1396 to 1401, Aman Vihar, Mauja Bharuwala Grant, Cantt Area, Clementtown, Pargan Centraldoon, Tehsil & Distt Dehradun
9	City/Town	Residential area
	Residential area	--
	Commercial area	--
	Industrial area	--
10	Classification of the area	Middle class
	i) High/Middle/Poor	Semi-urban
	ii) Urban/Semi-urban/Rural	
11	Coming under Corporation limit/Village Panchayat/Municipality	Cantonment Board Clementtown Dehradun
12	Whether covered under any State/Central Govt. enactment(e.g.Urban Land Celing Act) area/cantonmet area	Cantonment Board Clementtown Dehradun
13	In case it is an agricultural land,any conversion to house site plotes is contemplated.	NA

D:\Excel\SB\Kuldeep Panwar

Interior Designers : BANK OF INDIA, UNION BANK OF INDIA, INDIAN OVERSEAS BANK, UCO BANK, CENTRAL BANK OF INDIA, BANK OF BARODA, CANARA BANK, THE NAINITAL BANK LTD., PUNJAB NATIONAL BANK, RESERVE BANK OF INDIA, DENA BANK

Valuer Approved By : CENTRAL BOARD OF DIRECT TAXES, CHIEF COMMISSIONER OF INCOME TAX, L.I.C. OF INDIA, UTI INFRA STRUCTURE TECHNOLOGIES & SERVICES LTD., ORIENTAL BANK OF COMMERCE, KURMANCHAL BANK LTD., DENA BANK, CENTRAL BANK OF INDIA, STATE BANK OF INDIA, INDIAN OVERSEAS BANK, SYNDICATE BANK, THE NAINITAL BANK LTD., CANARA BANK, IDBI BANK, CORPORATION BANK, PUNJAB NATIONAL BANK, BANK OF INDIA, L.I.C.H.F.L., UNION BANK OF INDIA, AXIS BANK, UTTARAKHAND GRAMIN BANK., ANDHRA BANK, J&K BANK, UTTARAKHAND STATE COOPERATIVE BANK LTD., BANK OF BARODA, INSOLVENCY AND BANKRUPTCY BOARD OF INDIA

14	Boundaries of the property.	(As per Deed)	(As per Site)
	North	Land of Others	Land of Others
	South	Property of Others	Property of Others
	East	Road 6.09 M Wd	Road 6.09 M wd
	West	Land of Others	Land of Others
15	Dimension of the site	(As per Deed)	(As per Site)
	North	22.83 M	23.16 M
	South	22.83 M	23.16 M
	East	6.70 M	6.78 M
	West	6.70 M	6.78 M
16	Latitude, Longitude and Coordinates of the site	30° 16' 42"	78° 00' 31"
17 (a)	Extent of the area (As per Deed)	153.34	Sqm
17 (b)	Extent of the area (As per Site)	157.15	Sqm
17 (c)	Extent of the site considered for valuation (least of 17 a and 17 b)	153.34	Sqm
18	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month.	Owner Rs.	
II.	CHARACTERISTICS OF THE SITE		
1	Classification of locality	Expending	
2	Development of surrounding areas	Adequate	
3	Possibility of frequent flooding	No	
4	Feasibility of the civic amenities like school, hospital, bus stop, market etc.	With in 3 Km.	
5	Level of land with topographical conditions	Level	
6	Shape of land	Rectangular	
7	Type of use to which it can be put.	Residential	
8	Any usage restriction	It should be Residential	
9	Is plot in Town planning approved layout	No	
10	Corner plot or intermittent plot	Intermittent	
11	Road facilities	Yes	
12	Type of road available at present	C. C. Road	
13	Width of road-is it below 20 ft. or more than 20 ft. wide	Road 6.9 M	
14	Is it a land-locked land	No.	
15	Water potentiality	Yes	
16	Underground sewerage system	No	
17	Power supply is available in the site	Yes	
18	Advantage of the site	NA	
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	1) There will be effect of covid-19 on economic activities, which just now can not be assessed, bank is advised to take necessary precaution. 2) The difference between market rate and circle rate more than 20% is due to high demand similar property in area adjacent to the property.	



PART - A (Valuation of land)

1	Size of plot		
	North		22.83 M
	South		22.83 M
	East		6.70 M
	West		6.70 M
2	Total extent of the plot	153.34	Sqm
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	Rs. 20000 - 25000 /- per Sqm Rs. 23000.00 per Sqm	
4	Guideline rate obtained from the Registrar's office (an evidence there of to be enclosed)	Rs. 9450.00 Per Sqm for Residential Rs. 9000/- + Add 5% extra for 5M to 12 M wd Road Page No. 09 Sl. No. 5/E/8/6 dated 13-01-2020	
	Circle Rate of Building	Rs. 12000.00 Per Sqm	
5	Assessed/adopted rate of valuation	Rs. 23000.00	Sqm
6	Estimated value of land	Rs. 3526820.00	

PART - B (Valuation of Building)

1	TECHNICAL DETAILS OF THE BUILDING		
a.	Type of building	:	RCC Framed
b.	Type of construction/year	:	"B", 2019
c.	Age of the building	:	1 Year
d.	Residual Life	:	69 Year
e.	Numbers of floors and height of each floor	:	One, 3.0 M
f.	Plinth area floorwise,		
	Ground Floor	:	100.00 Sqm
g.	Condition of the building	:	
	i) Exterior	:	Ordinary
	ii) Interior	:	Ordinary
h.	Date of issue and validity of layout of approved map / plan	:	Details not available
i.	Approved map / plan issuing authority	:	Details not available
j.	Whether genuineness or authenticity of approved map / plan is verified	:	Details not available
k.	Any other comments by our empanelled valuers on authentic of approved plan	:	NIL



SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF :-

Sl. No.	Description	Ground Floor	First Floor
1	Foundation	Brick	NA
2	Basement	No	NA
3	Superstructure	Brick	Brick
4	Joinery/door and windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Wood	Wood
5	RCC work	RCC	RCC
6	Plastering	Cement	Cement
7	Flooring, Skirting, dadoing	Marble	Marble
8	Special finish as marble, granite, wooden	NA	NA
9	Roofing including weather proof course	NA	NA
10	Drainage	Soak pit	No.

Sl. No.	Description	
2	COMPOUND WALL	: Yes
	Height,	: 1.5 M
	Length	: 20.00 M
	Type of construction	: Brick Wall
3	ELECTRICAL INSTALLATION	: Yes
	Type of wiring	: Concealed
	Class fittings (Superior / Ordinary / Poor)	: Ordinary
	Number of light points	Available on Site
	Fan points	
	Spare plug points	
	Any others item	
4	PLUMBING INSTALLATION	: Yes
a.	No. of water closers and their type	Available on Site
b.	No. of wash basin	
c.	No. of urinals	
d.	No. of bath tubs	
e.	Water meters, taps etc	
f.	Any other fixtures	: --

Sl. No.	Particulars of item	Plinth area Sq. ft.	Roof Ht M	Age of Building Years	Estimated Replacement Rate of cons.	Replacement cost	Depreciation 1.5%	Net value after depreciation
1	Ground Floor	100.00	3.0	1	14000.00	1400000.00	21000.00	1379000.00
Total		100.00					Total	1379000.00

Handwritten signature: *K. Singh*

TOTAL ABSTRACT OF THE PROPERTY

Part - A	Land	:		3526820.00
Part - B	Building	:		1379000.00
Part - C	Extra items	:		0.00
Part - D	Amenities	:		0.00
Part - E	Miscellaneous	:		0.00
Part - F	Services	:		175000.00
Present value				5080820.00
Is it a marketable property				5080820.00
If yes	a	Factors influcing for a higher value	:(+)value of Machines list attached	0.00
	b	Factor affecting the marketability	: -	0.00
Market value = present value				5080820.00
				0.00
				Total Rs.
				5080820.00
				Say Rs.
				5050000.00
				Realisable Value Rs.
				4292500.00
				Distress Value Rs.
				4040000.00
				Circle Rate Value (Land + Building) Rs.
				2637063.00
				Insurance Value of the building Rs.
				1200000.00

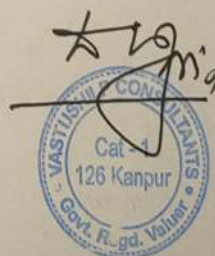
(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Saleability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Quaries if any will be entertain within ten days of sanctioned of loan.

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

Kushan
We Concur with the value.
Discreet Enquiries made and
valuation seems reasonable.



As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 5050000.00 (Rupees Fifty Lakh Fifty Thousand Only). The Realisable value of the above property is Rs. 4292500.00 (Rupees Forty Two Lakh Ninty Two Thousand Five Hundred Only). The book value of the above property as on 13-01-2020 is Rs. 2637063.00 (Rupees Twenty Six Lakh Thirty Seven Thousand Sixty Three Only) and the distress value Rs. 4040000.00 (Rupees Forty Lakh Forty Thousand Only).

Place :- Haridwar

Date 16-02-2021

Signature

(Name and Official seal of the Approved Valuer)



The undersigned has inspected the property detailed in the Valuation Report dated 16.02.2021

on 18.02.2021. We are satisfied that the fair and reasonable market value of the property is Rs. 50,50,000/- (Rupees 50,50,000/- Only).

Signature

(Name of the Branch Manager with Official seal)



Date :-

Encl:-

- 1) Declaration-cum-undertaking from the valuer (Annexure-IV)
- 2) Model code of conduct for valuer (Annexure V)

(Annexure-IV)

Undertaking to be submitted by Individuals/ proprietor/ partners/directors
DECLARATION- CUM- UNDERTAKING

I VR. DINESH KUMAR JAIN son of Late Sh. Naresh Chand Jain do hereby solemnly affirm and state that:

- 1 I am a citizen of India.
- 2 I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- 3 The information furnished in my valuation report dated 16-02-2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- 4 I have personally inspected the property on 12-02-2021 The work is not sub-contracted to any other valuer and carried out by myself.
- 5 Valuation report is submitted in the format as prescribed by the Bank.
- 6 I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- 7 I have not been removed/dismissed from service/employment earlier.
- 8 I have not been convicted of any offence and sentenced to a term of imprisonment.
- 9 I have not been found guilty of misconduct in professional capacity.
- 10 I have not been declared to be unsound mind.
- 11 I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt.
- 12 I am not an undischarged insolvent.
- 13 I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- 14 I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- 15 My PAN Card number ACCPJ8070F / GST number as applicable is 05ACCPJ8070F1ZU.
- 16 I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- 17 I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- 18 I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- 19 I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- 20 I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration).
- 21 I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).



- and the
- 22 I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- 23 My CIBIL Score and credit worthiness is as per Bank's guidelines.
- 24 I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- 25 I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- 26 Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer Comment
1	Background information of the asset being valued	Not Available
2	Purpose of valuation and appointing authority	Bank Loan, State Bank of India, SME, Sector-5, Ranipur, Haridwar
3	Identity of the valuer and any other experts involved in the valuation.	Only Valuer
4	Disclosure of valuer interest or conflict, if any	NIL
5	Date of appointment, valuation date and date report.	11-02-2021, 16-02-2021
6	Inspections and/or investigations undertaken.	12-02-2021
7	Nature and sources of the information used or relied upon.	Local Survey
8	Procedures adopted in carrying out the valuation and valuation standards followed.	Local Survey
9	Restrictions on use of the report, if any;	Other than bank loan from
10	Major factors that were not taken into account during the valuation.	Market Value
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	1) Valuation has been carried out for bank loan. 2) Note:-There will be effect of covid-19 on economic activities, which just now can not be assessed, bank is advised to take necessary precaution.

Place :- Haridwar

Date 16-02-2021

Signature

(Name and Official seal of the Approved Valuer)



MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

- 1 A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
- 2 A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
- 3 A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
- 4 A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5 A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

- 6 A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
- 7 A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 8 A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
- 9 In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
- 10 A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
- 11 A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

- 12 A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
- 13 A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
- 14 A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
- 15 A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
- 16 A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
- 17 A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.

Miscellaneous

- 31 A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
- 32 A valuer shall follow this code as amended or revised from time to time.

Signature of the valuer :

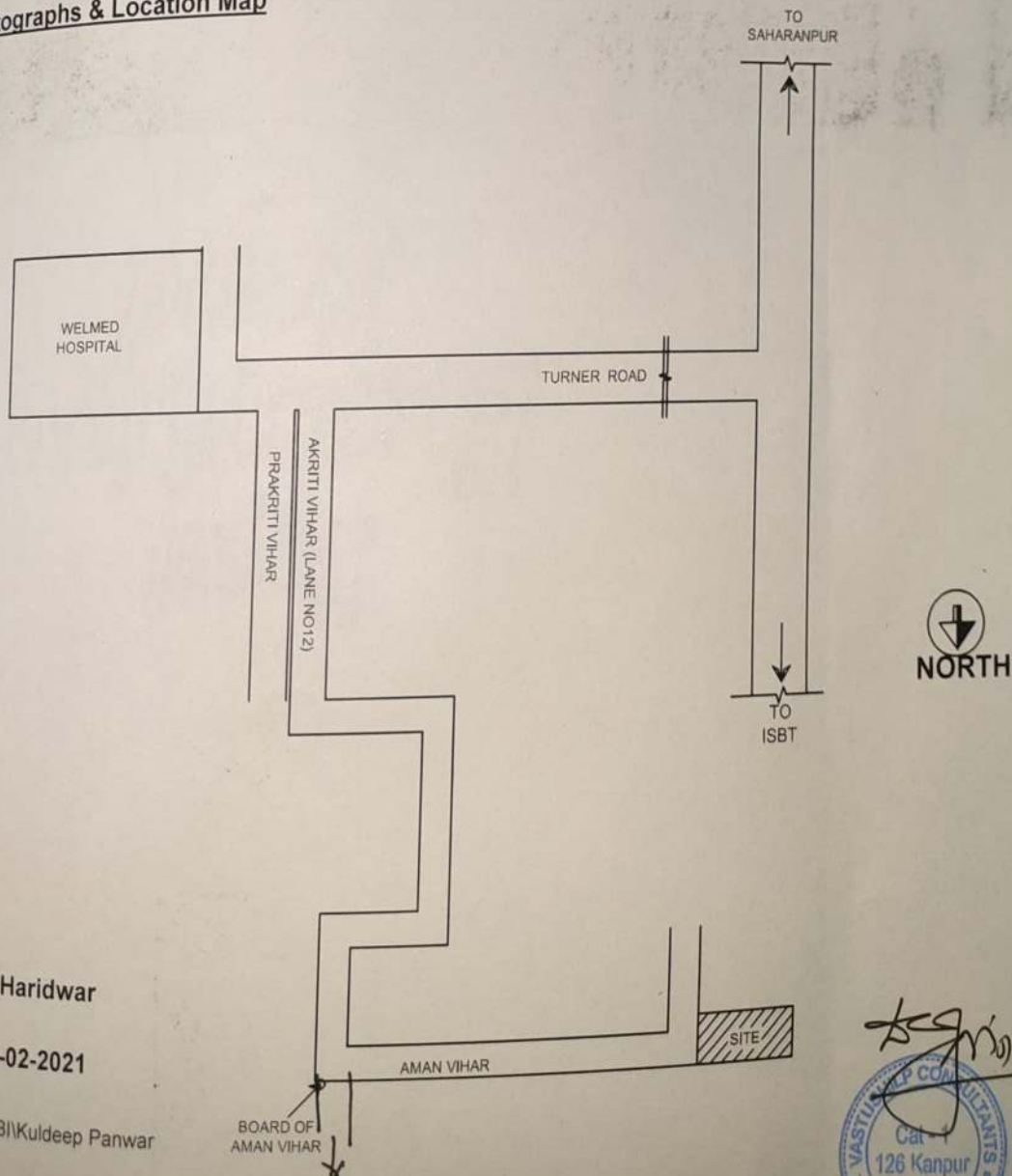
Name of the Valuer :

Address of the Valuer :

Vr. DINESH KUMAR JAIN

85/6, Devpura Haridwar,
249201, Haridwar

Photographs & Location Map

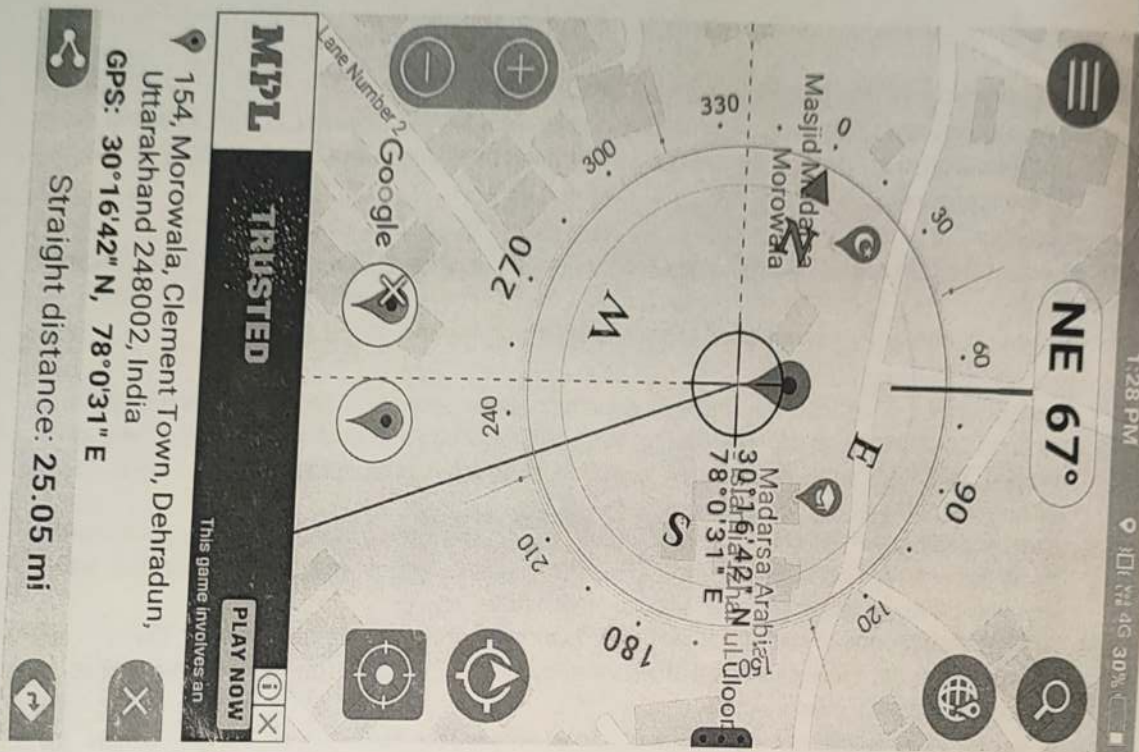


Place :- Haridwar

Date 16-02-2021

D:\Excel\SB\Kuldeep Panwar

KEY PLAN





Report of Investigation of Title in respect of immovable Property (TIR)

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	To, State Bank of India Branch SME Ranipur Haridwar Distt. Haridwar.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	As per instructions
	c) Name of the Borrower.	M/s ISS Facility Management System, ground floor 12-13 Mahadevpuram Phase-2, Bahadrabad-SIDCUL Highway Haridwar District Haridwar -249403.
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	Shri Kuldeep Panwar S/o Shri Rajveer Singh R/o T-92 Shivalik Nagar BHEL Ranipur Tehsil District Haridwar is the present owner of this property by way of the registered Sale deed dated 01.05.2019.
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Individual
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As a sole proprietor of borrower firm.
3.	Complete or full description of the immovable property offered as security including the following details.	A constructed residential property having land measuring in East- 22 feet, West-22 feet, North-75 feet & South-75 feet having total area of 1650 square feet i.e. 153.34 square meter, having constructed area of 108.36 square meter bounded in East- Way 6.09 meter wide, West- Property of other person, North- Property of other person & South- Property of other person, belonging to khasra no. 109/1, situated in Bharuwalla Grant (Cantt. Area Claimant Town) Pargana Centraldoon Tehsil & District Dehradun
	a) Survey No.	belonging to khasra no. 109/1
	b) Door/House no. (in case of house property)	To be ascertained from the report of Valuer.
	c) Extent/ area including plinth/ built up area in case of house property	having total plot area of 153.34 square meter & constructed area of 108.36 square meter
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	situated in Bharuwalla Grant (Cantt. Area Claimant Town) Pargana Centraldoon Tehsil & District Dehradun
4.	a) Particulars of the documents scrutinized- serially and chronologically.	1. Certified copy of khatauni belonging to khasra no. 109/1 in village Bharuwalla Grant Pargana Central doon Tehsil & District Dehradun
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.	2. Certified copy of registered Sale deed dated 12.04.2010 registered in bahi no. 01 zild 3066 page 81-128 serial no. 2571 dated 12.04.2010 in the office of Sub-registrar Dehradun, executed by Shri Nitin Jain S/o Shri S.K Jain - Self & Smt. Dazy Jain W/o Shri Nitin Jain Self & in capacity of GPA holder for Smt. Meenu Jain W/o Shri K.S. Jain & Smt. Seema Mittal W/o Shri Sanjay Mittal - self & Smt. Manju Jain W/o Shri S.K. Jain - self & in capacity of GPA holder for Smt. Neha J. Bahuguna W/o Shri Ritunjay Bahuguna D/o Shri S.K. Jain & Shri Kumar Santosh Kumar Jain S/o Late Shri Harishchand Jain - self & Capton Harprit Singh S/o Shri H.M. Singh
	Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	





		<p>Holder Smt. Harvinder Kaur W/o Shri H.M Singh in favour of Smt. Urmil Kapoor W/o Shri M.M. Kapoor & Shri Romesh Vinayak S/o Shri Ram Nath Vinayak R/o Turner Road Clemantown Dehradun District Dehradun .</p> <p>3. Certified copy of registered Gift deed registered in bahi no. 01 zild 3642 page 99-112 serial no. 9273 dated 08.11.2010 in the office of Sub-registrar Dehradun, executed by Smt. Urmil Kapoor W/o Shri M.M. Kapoor named above in favour of Shri <u>Romesh Vinayak</u> S/o Shri Ram Nath Vinayak named above.</p> <p>4. Original registered Sale deed registered in bahi no. 01 zild 5865 page 331 to 362 serial no. 2236 dated 12.06.2015 in the office of Sub-registrar Dehradun, executed by Shri <u>Romesh Vinayak</u> S/o Shri Ram Nath Vinayak R/o Turnar Road Claimentown District Dehradun in favour of <u>Sheeba Parveen</u> D/o Shri Kafil Ahmed R/o 178/15 Adat Bazar Dehradun Distric Dehradun.</p> <p>5. Original registered Sale deed registered in bahi no. 01 zild 2868 page 275 to 306 serial no. 5251 dated 01.05.2019 in the office of Sub-registrar Haridwar, executed by <u>Sheeba Parveen</u> D/o Shri Kafil Ahmed R/o 178/15 Adat Bazar Distric Dehradun in favour of present owner Shri <u>Kuldeep Panwar</u> S/o Shri Rajveer Singh R/o T-92 Shivalik Nagar BHEL Ranipur Tehsil District Haridwar.</p>		
Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the advocate.
1.	12.04.2010	registered sale deed	certified copy ✓	No
2.	08.11.2010	registered sale deed	certified copy ✓	No
3	12.06.2015	registered sale deed	Original ✓	N.A.
4	01.05.2019	registered sale deed	Original ✓	N.A.
		a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes ✓	
		b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?	Yes ✓	
		b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	N.A. as above. ✓	



6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes. Date
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-registrar Dehradun.
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	No.
	c) Whether search has been made at all the offices named at (b) above?	N.A.
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.100 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	<p>The property in question with other property was the personal property of Shri Rajeev Jain S/o Shri Vijay Kumar Jain & Smt. Priti Jain W/o Shri Rajeev Jain R/o Lochipura Dehradun District Dehradun</p> <p>2. Shri Rajeev Jain S/o Shri Vijay Kumar Jain & Smt. Priti Jain W/o Shri Rajeev Jain R/o Lochipura Dehradun District Dehradun named above transferred this property with other property having an area of 1871.93 square meter by way of registered Sale deed registered in bahi no. 1 zld 1440/1535 page 507/405-430 serial no. 7643 dated 10.11.2005 & registered Correction dated 29.03.2010 registered as document no. 2568 dated 12.04.2010 in the Office of Sub Registrar Dehradun in favour of Shri Nitin Jain S/o Shri S.K. Jain & Smt. Dazy Jain W/o Shri Nitin Jain & Smt. Meenu Jain W/o Shri K.S. Jain & Smt. Seema Mittal W/o Shri Sanjay Mittal & Smt. Manju Jain W/o Shri S.K. Jain & Smt. Neha J. Bahuguna W/o Shri Ritunjay Bahuguna D/o Shri S.K. Jain & Shri Santosh Kumar Jain S/o Late Shri Harishchand Jain & Captain Harprit Singh S/o Shri H.M. Singh.</p> <p>3. Later on Shri Nitin Jain S/o Shri S.K. Jain - Self & Smt. Dazy Jain W/o Shri Nitin Jain Self & in capacity of GPA holder for Smt. Meenu Jain W/o Shri K.S. Jain & Smt. Seema Mittal W/o Shri Sanjay Mittal - self & Smt. Manju Jain W/o Shri S.K. Jain - self & in capacity of GPA holder for Smt. Neha J. Bahuguna W/o Shri Ritunjay Bahuguna D/o Shri S.K. Jain & Shri</p>



	<p>Kumar Santosh Kumar Jain S/o Late Shri Harishchand Jain - self & Co-Defendant Harprit Singh S/o. Shri H.M. Singh through GPA Holder Smt. Harvinder Kaur W/o Shri H.M. Singh transferred this property with other property by way of registered sale deed dated 12.04.2010 registered in bahi no. 01 zild 3066 page 81-128 serial no. 2571 dated 12.04.2010 in the office of Sub-registrar Dehradun in favour of Smt. Urmil Kapoor W/o Shri M.M. Kapoor & Shri Romesh Vinayak S/o Shri Ram Nath Vinayak R/o Turnar Road Claimentown District Dehradun.</p> <p>4. Later on Smt. Urmil Kapoor W/o Shri M.M. Kapoor R/o Turnar Road Claimentown District Dehradun transferred her total shared property having an area of 583.35 square meter by way of registered Gift deed registered in bahi no. 01 zild 3642 page 99-112 serial no. 9273 dated 08.11.2010 in the office of Sub-registrar Dehradun in favour of Shri Romesh Vinayak S/o Shri Ram Nath Vinayak R/o Turnar Road Claimentown District Dehradun.</p> <p>5. Later on Shri Romesh Vinayak S/o Shri Ram Nath Vinayak R/o Turnar Road Claimentown District Dehradun transferred this total property having an area of 153.34 square meter with constructed area of 108.36 square meter by way of registered in bahi no. 01 zild 5865 page 331 to 362 serial no. 2236 dated 12.06.2015 in the office of Sub-registrar Dehradun in favour of Sheeba Parveen D/o Shri Kafil Ahmed R/o 178/15 Adat Bazar Distric Dehradun.</p> <p>6. Lastly Sheeba Parveen D/o Shri Kafil Ahmed R/o 178/15 Adat Bazar Distric Dehradun transferred this property by way of registered in bahi no. 01 zild 2868 page 275 to 306 serial no. 5251 dated 01.05.2019 in the office of Sub-registrar Dehradun in favour of present owner Shri Kuldeep Panwar S/o Shri Rajveer Singh R/o T-92 Shivalik Nagar BHEL Ranipur Tehsil District Haridwar</p> <p>Name of present owner Shri Kuldeep Panwar S/o Shri Rajveer Singh R/o T-92 Shivalik Nagar BHEL Ranipur Tehsil District Haridwar is recorded in land records.</p> <p>Thus the chain of title is complete.</p> <p>I further certify that the property is SARFAESI compliant.</p>
9.	<p>Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)</p> <p>Free hold rights.</p>
10.	<p>If leasehold, whether;</p> <p>No.</p>





15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	No	Date
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.	
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.	
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.	
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.	
16.	Whether the title documents include any testamentary documents /wills?	No	
	a) In case of wills, whether the will is registered will or unregistered will?	N.A.	
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.	
	c) Whether the property is mutated on the basis of will?	N.A.	
	d) Whether the original will is available?	N.A.	
	e) Whether the original death certificate of the testator is available?	N.A.	
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.	
	g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N.A.	
17.	a) Whether the property is subject to any wakf rights?	No	
	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	No.	
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	No.	
18.	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female	No.	





		Date
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
	a) Whether the property belongs to any trust or is subject to the rights of any trust?	No. ✓
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.
	c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	As the property is a constructed residential Property situated in Bharuwalla Grant (Cantt. Area Claimant Town) Pargana Centraldoon Tehsil & District Dehradun
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A., as above.
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	N.A., as above.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	No. ✓
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	N.A.
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, litigation is pending in any court could be ascertained available records & affidavit of present owner/mortgagor is also obtained.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking?	N.A.
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No.





	a) Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	N.A.	Date
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	N.A.	
	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	No.	
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ?	N.A.	
	Yes / No.	N.A.	
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	N.A.	
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	N.A.	
	Yes / No.	N.A.	
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied?	N.A.	
	Yes/No	N.A.	
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No.	
27.	a) Whether any POA is involved in the chain of title?	Yes	
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	No.	
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	No.	
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Yes	



<p>a) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.</p>	<p>Yes</p> <p>Date</p>
<p>i) whether the original POA is verified and the title investigation is done on the basis of original POA?</p> <p>ii) whether the POA is a registered one?</p> <p>iii) whether the POA is a special or general one?</p> <p>iv) whether the POA contains a specific authority for execution of title document in question?</p>	<p>No.</p> <p>Yes</p> <p>General Power of Attorney</p> <p>Yes</p>
<p>a) whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)</p>	<p>Yes, As per available record the concerned Power of Attorney were in force and were not revoked or had become invalid.</p>
<p>b) Please comment on the genuineness of POA?</p>	<p>As per available record concerned Power of Attorney were duly executed and registered in the Office of Sub Registrar Dehradun.</p>
<p>c) The unequivocal opinion on the enforceability and validity of the POA.</p>	<p>Transfer of property on the basis of registered Power of Attorney was valid and duly registered in the Office of Sub Registrar.</p>
<p>28. Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.</p>	<p>No.</p>
<p>29. If the property is a flat/apartment or residential/ commercial complex, check and comment on the following:</p> <p>a) Promoter's/Land owner's title to the land/ building;</p> <p>b) Development Agreement/Power of Attorney;</p> <p>c) Extent of authority of the Developer/builder;</p> <p>d) Independent title verification of the Land and/or building in question;</p> <p>e) Agreement for sale (duly registered);</p> <p>f) Payment of proper stamp duty;</p> <p>g) Requirement of registration of sale agreement, development agreement, POA, etc.;</p> <p>h) Approval of building plan, permission of appropriate/local authority, etc.;</p> <p>i) Conveyance in favour of Society/ Condominium concerned;</p> <p>j) Occupancy Certificate/allotment letter/letter of possession;</p> <p>k) Membership details in the Society etc.;</p> <p>l) Share Certificates;</p> <p>m) No Objection Letter from the Society;</p> <p>n) All legal requirements under the local/Municipal laws, regarding ownership of flats/</p>	<p>No.</p>





	Date
<p>Apartment/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;</p> <p>a) Requirements, for noting the Bank charges on the records of the Housing Society, if any;</p> <p>p) If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.</p> <p>q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.</p>	
<p>30. Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.</p>	<p>I have inspected the available record Index 2nd in the office of Sub-registrar Dehradun for a period of 30 years i.e. 01.01.1990 to 2021 up to date and found this property is clear, marketable and free from any recorded encumbrance.</p>
<p>31. The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.</p>	<p>As above.</p>
<p>32. Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?</p>	<p>N.A.</p>
<p>33. a) Urban land ceiling clearance, whether required and if so, details thereon. b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?</p>	<p>N.A.</p> <p>No Objection Certificate under the Income Tax Act is not required</p>
<p>34. Details of RTC extracts/mutation extracts/ Khata extract pertaining to the property in question.</p>	<p>Latest Khatauni with mutation in the name of present owner is enclosed</p>
<p>35. Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?</p>	<p>Yes, name of present owner is reflected in land records.</p>
<p>36. a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation/ partition of the property is legally valid? c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).</p>	<p>Yes.</p> <p>Yes.</p> <p>Yes.</p>
<p>37. Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.</p>	<p>Yes. ✓</p> <p>Yes ✓</p> <p>Yes ✓</p> <p>N.A.</p> <p>N.A.</p>
<p>38. In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.</p>	<p>No.</p>
<p>39. If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same</p>	<p>At the time of TIR valuation report or approved/ sanctioned plans are not made available</p>



including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)		Date
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No.
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes. ✓
42.	Property is SARFAESI compliant (Y/N)	YES. ✓
43.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	N.A., original title deed is to be deposited in favour of bank. ✓
44.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A.
45.	Additional aspects relevant for investigation of title as per local laws.	N.A.
46.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Spot inspection & Identity of persons executing documents in favor of Bank is recommended to be verified. ✓
47.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Shri Kuldeep Panwar S/o Shri Rajveer Singh R/o T-92 Shivalik Nagar BHEL Ranipur Tehsil District Haridwar ✓
48.	Whether the Real Estate Project comes under Real Estate(Regulation and Development) Act,2016?Y/N.	No.
49.	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	N.A.
50.	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	No.
51.	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.



Annexure-C

Date

Certificate of Title on the Basis of original Title Deeds

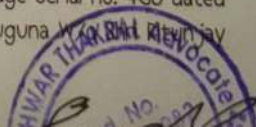
I have examined the original registered title deed to be deposited relating to the schedule property and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that the said Equitable Mortgage if created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:-

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Sub-Registrar Office /Revenue Records/Municipal Office. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01.01.1990 to 2021 up to date pertaining to the Immovable Property covered by above said original title deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.
7. The Mortgage is created, will be available to the Bank for the liability of the intending Borrower M/s ISS Facility Management System, ground floor 12-13 Mahadevpuram Phase-2, Bahadradab-SIDCUL Highway Haridwar District Haridwar -249403.
8. I certify that Shri Kuldeep Panwar S/o Shri Rajveer Singh R/o T-92 Shivalik Nagar BHEL Ranipur Tehsil District Haridwar has got an absolute, clear and Marketable title over the Schedule property.

I further certify that the above registered title deed is genuine and a valid mortgage is already created on the basis of the original title deeds and the said Mortgage would be enforceable.

In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following original title deeds/ documents would create a valid and enforceable mortgage:-

1. Certified copy of khatauni belonging to khasra no. 109/1 in village Bharuwala Grant Pargana Central doon Tehsil & District Dehradun with entry of name of present owner.
2. Certified copy of registered General Power of Attorney registered in bahi no. 4 zild 318 page 147 to 156 serial no. 332 dated 29.03.2010 in the Office of Sub Registrar Dehradun executed by Smt. Meenu Jain & Smt. Seema Mittal in favour of Smt. Dazy Jain W/o Shri Nitin Jain.
3. Certified copy of registered General Power of Attorney registered in bahi no. 4 zild 171 page 226/977 to 984 serial no. 69 dated 16.01.2007 in the Office of Sub Registrar Dehradun executed by Smt. Neha J. Bahuguna W/o Shri Ritunjay Bahuguna D/o Shri S.K. Jain in favour of Smt. Manju Jain W/o Shri S.K. Jain.
4. Copy of registered General Power of Attorney registered in bahi no. 4 zild 460 page serial no. 460 dated 22.03.2010 in the Office of Sub Registrar Bangalore executed by Smt. Neha J. Bahuguna W/o Shri Ritunjay Bahuguna D/o Shri S.K. Jain in favour of Smt. Manju Jain W/o Shri S.K. Jain





5. Certified copy of registered Sale deed dated 12.04.2010 registered in bahi no. 01 zild 3066 page 81-128 serial no. 2571 dated 12.04.2010 in the office of Sub-registrar Dehradun, executed by Shri Datta Jain S/o Shri S.K. Jain...
- Self & Smt. Dazy Jain W/o Shri Nitin Jain Self & in capacity of GPA holder for Smt. Meenu Jain W/o Shri K.S. Jain & Smt. Seema Mittal W/o Shri Sanjay Mittal - self & Smt. Manju Jain W/o Shri S.K. Jain - self & in capacity of GPA holder for Smt. Neha J. Bahuguna W/o Shri Ritunjay Bahuguna D/o Shri S.K. Jain & Shri Kumar Santosh Kumar Jain S/o Late Shri Harishchand Jain - self & Captan Harprit Singh S/o Shri H.M. Singh through GPA Holder Smt. Harvinder Kaur W/o Shri H.M. Singh in favour of Smt. Urmil Kapoor W/o Shri M.M. Kapoor & Shri Romesh Vinayak S/o Shri Ram Nath Vinayak R/o Turner Road Clemantown Dehradun District Dehradun.
6. Certified copy of registered Gift deed registered in bahi no. 01 zild 3642 page 99-112 serial no. 9273 dated 08.11.2010 in the office of Sub-registrar Dehradun, executed by Smt. Urmil Kapoor W/o Shri M.M. Kapoor named above in favour of Shri Romesh Vinayak S/o Shri Ram Nath Vinayak named above.
7. Original registered Sale deed registered in bahi no. 01 zild 5865 page 331 to 362 serial no. 2236 dated 12.06.2015 in the office of Sub-registrar Dehradun, executed by Shri Romesh Vinayak S/o Shri Ram Nath Vinayak R/o Turnar Road Claimentown District Dehradun in favour of Sheeba Parveen D/o Shri Kafil Ahmed R/o 178/15 Adat Bazar Dehradun Distric Dehradun.
8. Original registered Sale deed registered in bahi no. 01 zild 2868 page 275 to 306 serial no. 5251 dated 01.05.2019 in the office of Sub-registrar Haridwar, executed by Sheeba Parveen D/o Shri Kafil Ahmed R/o 178/15 Adat Bazar Distric Dehradun in favour of present owner Shri Kuldeep Panwar S/o Shri Rajveer Singh R/o T-92 Shivalik Nagar BHEL Ranipur Tehsil District Haridwar.
9. Affidavit of mortgagor/present owner named above
10. 0.5% stamp duty on loan amount with a maximum of Rs. 10,000/- only.

There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY

A constructed residential property having land measuring in East- 22 feet, West-22 feet, North-75 feet & South-75 feet having total area of 1650 square feet i.e. 153.34 square meter, bounded in East- Way 6.09 meter wide, West- Property of other person, North- Property of other person & South- Property of other person, belonging to khasra no. 109/1, situated in Bharuwala Grant (Cantt. Area Claimant Town) Pargana Centraldoon Tehsil & District Dehradun.

Place : Haridwar

Date : 20.02.2021

Signature of the Advocate
20/02/2021



5251-1-

विक्रय विलेख का वांछित विवरण

1. मालियत विक्रय विलेख :- ₹ 30,00,000/-
2. शासकीय मूल्यांकन :- ₹ 25,68,000/-
3. कुल स्टाम्प शुल्क देय :- ₹ 1,50,000/-
4. ई-स्टाम्प प्रमाण पत्र संख्या :-
Base Certificate No.
IN-UK14749033420568R
Dt. 01-05-2019 (Rs. 60,000/-)
Rectified Certificate No.
IN-UK14750912156167R
Dt. 01-05-2019 (Rs. 60,000/-)
Certificate No.
IN-UK14751325674164R
Dt. 01-05-2019 (Rs. 90,000/-)
5. विक्रीत सम्पत्ति का Latitude :- 30.276945
(अक्षांश) नं०
6. विक्रीत सम्पत्ति का Longitude :- 78.008961
(देशान्तर) नं०
7. कुल पृष्ठों की संख्या :- 15
8. विवरण सम्पत्ति :- सम्पत्ति स्थित भूमि खतौनी खाता संख्या-407 (मुताबिक वर्ष 1396 से 1401 फसली) खसरा संख्या-109/1, जिसमें भूमिखण्ड का क्षेत्रफल 153.34 वर्गमीटर है तथा इसमें निर्मित भाग का क्षेत्रफल 108.36 वर्गमीटर, स्थित मौजा-भारूवाला ग्रान्ट (कैन्ट क्षेत्र क्लेमेन्टाउन), परगना केन्द्रीयदून, तहसील व जिला देहरादून, उत्तराखण्ड (छत के अधिकारों सहित व समस्त अधिकारों व सुखाधिकारों सहित तथा विजली, पानी के संयोजन व फिटिंग सहित)।
9. सम्पत्ति का प्रकार :- आवासीय
10. मुख्य मार्ग से दूरी :- विक्रीत सम्पत्ति मुख्य सहारनपुर रोड से लगभग पांच किलोमीटर से अधिक दूरी पर तथा कैन्टोमेन्ट बोर्ड, क्लेमेन्टाउन, देहरादून सीमा के अन्तर्गत स्थित है।
11. विक्रीत सम्पत्ति पर सड़क की चौड़ाई :- विक्रीत सम्पत्ति की पूरब दिशा में 6.09 मीटर (20 फुट) चौड़ी सड़क विद्यमान है।
12. सर्किल रेट :- भूमिखण्ड की सामान्य शासकीय दर ₹ 7,500/- प्रतिवर्गमीटर + ₹ 375/- (5 प्रतिशत अतिरिक्त शासकीय दर) = भूमिखण्ड की कुल शासकीय दर ₹ 7,875/- प्रतिवर्गमीटर की दर से तथा निर्मित भाग की शासकीय दर ₹ 12,000/- प्रतिवर्गमीटर की दर से।
13. विक्रेता का नाम व पता :- शीबा परवीन पुत्री श्री काफिल अहमद, निवासिनी 178/15 आदत बाजार, जिला देहरादून (उत्तराखण्ड) (PAN : CJNPP0092H)
14. क्रेता का नाम व पता :- श्री कुलदीप पँवार पुत्र श्री राजवीर सिंह, निवासी टी-92, शिवालिक नगर, भेल रानीपुर, रानीपुर रेंज, जिला हरिद्वार (उत्तराखण्ड) (PAN : AWEPP7143H)
15. रचयिता का नाम :- अपरित चावला, अधिवक्ता, कोर्ट परिसर, देहरादून।

Dr. Arun

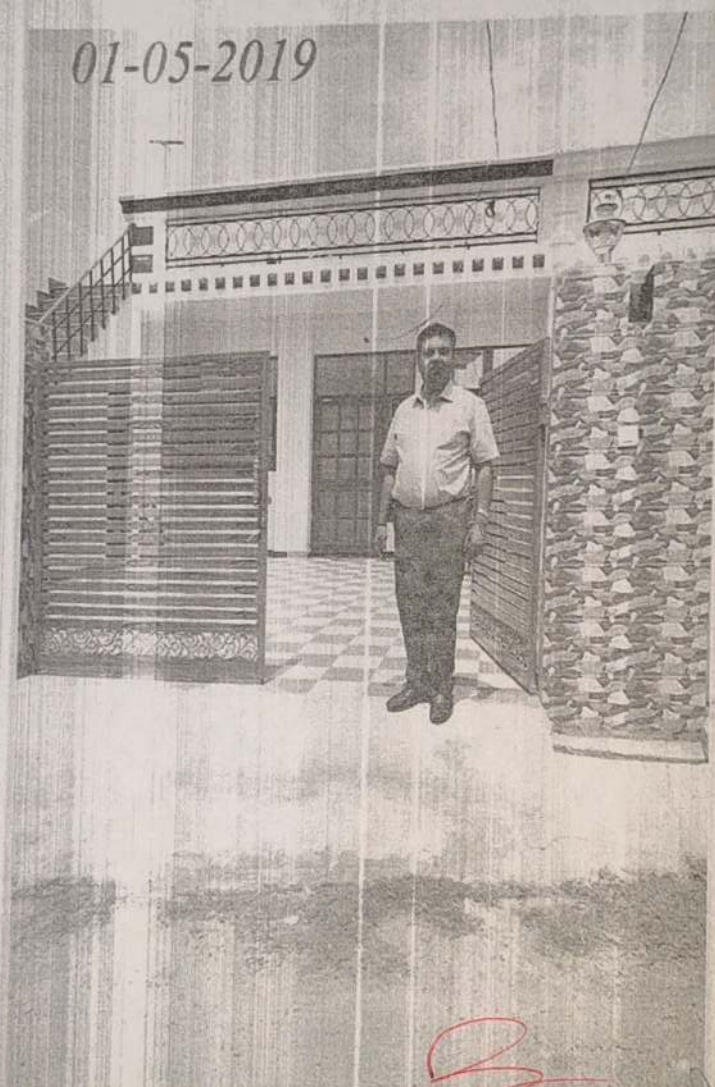
Dr. Arun

विवरण सम्पत्ति का चित्रण

सम्पत्ति स्थित भूमि खतौनी खाता संख्या-407 (मुताबिक वर्ष 1396 से 1401 फसली) खसरा संख्या-109/1, जिसमें भूमिखण्ड का क्षेत्रफल 153.34 वर्गमीटर है तथा इसमें निर्मित भाग का क्षेत्रफल 108.36 वर्गमीटर, स्थित मौजा-भारुवाला ग्रान्ट (कैन्ट क्षेत्र क्लेमेन्टाउन), परगना केन्द्रीयदून, तहसील व जिला देहरादून, उत्तराखण्ड (छत के अधिकारों सहित व समस्त अधिकारों व सुखाधिकारों सहित तथा बिजली, पानी के संयोजन व फिटिंग सहित)।

विक्रेता :- शीबा परवीन

क्रेता :- श्री कुलदीप पंवार



.....
(शीबा परवीन)
विक्रेता

.....
(कुलदीप पंवार)
क्रेता



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Base Certificate No. : IN-UK14749033420568R
Rectified Certificate No. : IN-UK14750912156167R
Certificate Issued Date : 01-May-2019 06:09 PM
Account Reference : NONACC (SV)/ uk1214604/ DEHRADUN/ UK-DH
Unique Doc. Reference : SUBIN-UKUK121460431394770191400R
Purchased by : KULDEEP PANWAR
Description of Document : Article 23 Conveyance
Property Description : MAUZA BHARUWALA GRANT, DEHRADUN
Consideration Price (Rs.) : 30,00,000
(Thirty Lakh only)
First Party : SHEEBA PARVEEN
Second Party : KULDEEP PANWAR
Stamp Duty Paid By : KULDEEP PANWAR
Stamp Duty Amount(Rs.) : 60,000
(Sixty Thousand only)



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सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UK14749033420568R
: 01-May-2019 05:41 PM
: NONACC (SV)/ uk1214604/ DEHRADUN/ UK-DH
: SUBIN-UKUK121460431389982586248R
: KULDEEP PANWAR
: Article 5 Agreement or Memorandum of an agreement
: MAUZA BHARUWALA GRANT, DEHRADUN
: 30,00,000
: (Thirty Lakh only)
: SHEEBA PARVEEN
: KULDEEP PANWAR
: KULDEEP PANWAR
: 60,000
: (Sixty Thousand only)



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TQ 0008367270



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Base Certificate No.	: IN-UK14750912156167R
Certificate No.	: IN-UK14751325674164R
Certificate Issued Date	: 01-May-2019 06:15 PM
Account Reference	: NONACC (SV)/ uk1214604/ DEHRADUN/ UK-DH
Unique Doc. Reference	: SUBIN-UKUK121460431395752515606R
Purchased by	: KULDEEP PANWAR
Description of Document	: Article 23 Conveyance
Property Description	: MAUZA BHARUWALA GRANT, DEHRADUN
Consideration Price (Rs.)	: 30,00,000 (Thirty Lakh only)
First Party	: SHEEBA PARVEEN
Second Party	: KULDEEP PANWAR
Stamp Duty Paid By	: KULDEEP PANWAR
Stamp Duty Amount(Rs.)	: 90,000 (Ninety Thousand only)



Please write or type below this line.

Signature
Kuldeep Panwar



(शीबा परवीन)
विक्रेता



(कुलदीप पंवार)
क्रेता

विक्रय विलेख

यह विक्रय-विलेख आज दिनांक 01-05-2019 को स्थान देहरादून में शीबा परवीन पुत्री श्री कफिल अहमद, निवासिनी 178/15 आढ़त बाजार, जिला देहरादून (उत्तराखण्ड) (जिनको इस विलेख में विक्रेता कहकर सम्बोधित किया गया है)।

.....विक्रेता

ने

श्री कुलदीप पंवार पुत्र श्री राजवीर सिंह, निवासी टी-92, शिवालिक नगर, भेल रानीपुर, रानीपुर रेंज, जिला हरिद्वार (उत्तराखण्ड) (जिनको इस विलेख में क्रेता कहकर सम्बोधित किया गया है) के पक्ष में अंकित, हस्ताक्षरित व निष्पादित किया।

.....क्रेता

विदित हो कि विक्रेता इस विलेख की सूची में वर्णित सम्पत्ति की एकमात्र स्वामिनी व अध्यासिनी है। विक्रेता ने इस विलेख की सूची में वर्णित सम्पत्ति विक्रय विलेख दिनांक 12-06-2015 के माध्यम से श्री रोमेश विनायक पुत्र श्री रामनाथ विनायक, निवासी टर्नर रोड़, क्लेमेन्टाउन, जिला देहरादून से क्रय की थी, जिसका पंजीकरण कार्यालय उपनिबन्धक द्वितीय, देहरादून में बही संख्या-1, जिल्द संख्या-5865 के पृष्ठ संख्या-331 से 362 में प्रलेख संख्या-2236 पर दिनांक 12-06-2015 को विधिवत् पंजीकृत है। विक्रेता का नाम शासकीय अभिलेखों में बतौर स्वामी विधिवत् प्रविष्ट है। विक्रेता को इस विलेख की सूची में वर्णित सम्पत्ति को विक्रीत, अन्तरित व हस्तान्तरित आदि करने के सम्पूर्ण स्वामित्व सम्बन्धी विधिक अधिकार प्राप्त हैं।

Shiba

PS Kharwar

विदित हो कि विक्रेता का स्वामित्व इस विलेख की सूची में वर्णित सम्पत्ति के विषय में पवित्र है तथा विक्रेता के पास बाज़ार में विक्रय योग्य स्वामित्व है। इस विलेख की सूची में वर्णित सम्पत्ति किसी विवाद में तथा किसी न्यायालय के विवाद में गृहित नहीं है। इस सम्पत्ति पर किसी बैंक, सोसायटी, सरकारी एवं अर्द्धसरकारी विभाग में किसी प्रकार का कोई ऋण देय नहीं है तथा यह सम्पत्ति कहीं बन्धक नहीं है। सम्पत्ति स्पष्ट स्वामित्व की है। इस सम्पत्ति पर कोई भार, अधिभार तथा ऋण नहीं है। यह सम्पत्ति किसी स्थान पर बन्धक नहीं है। विक्रेता का अध्यासन स्वच्छ है।

विदित हो कि इस विलेख की सूची में वर्णित सम्पत्ति पाक व साफ है और किसी स्थान पर धरोहर व बन्धक नहीं है और विक्रेता बिना किसी के सिखलाये, बहकाये, बिना किसी अनुचित दबाव के, अपने पूरे होशोहवास में इस विलेख की सूची में वर्णित सम्पत्ति को क्रेता को ₹ 30,00,000/- (₹ तीस लाख मात्र) की धनराशि के प्रतिफलस्वरूप विक्रीत करना चाहती है और क्रेता भी इस विक्रय प्रतिफल धनराशि की एवज में इस विलेख की सूची में वर्णित सम्पत्ति को क्रय करना चाहता है।

अतः विक्रय विलेख निम्न दर्शाता है :-

- (1) यह कि उपरोक्त विक्रेता इस विक्रय-विलेख की सूची में वर्णित सम्पत्ति को क्रेता-महोदय श्री कुलदीप पंवार पुत्र श्री राजवीर सिंह, निवासी टी-92, शिवालिक नगर, भेल रानीपुर, रानीपुर रेंज, जिला हरिद्वार (उत्तराखण्ड) को ₹ 30,00,000/- (₹ तीस लाख मात्र) की धनराशि के प्रतिफलस्वरूप विक्रीत, अन्तरित तथा हस्तान्तरित करती है तथा सम्पत्ति पर स्वामी के रूप में क्रेता को काबिज करती है। सम्पत्ति का अध्यासन स्थल पर विक्रेता ने क्रेता को देकर, क्रेता को सम्पत्ति पर काबिज कर दिया है। विक्रय प्रतिफल की धनराशि ₹ 30,00,000/- (₹ तीस लाख मात्र) विक्रेता ने क्रेता से निम्नानुसार प्राप्त कर ली है :-

- क- ₹ 10,00,000/- (₹ दस लाख मात्र) through NEFT bearing No. 001697874549, Dt. 01-05-2019, ICICI Bank, Branch Ranipur, Distt. Haridwar
- ख- ₹ 20,00,000/- (₹ बीस लाख मात्र) through RTGS bearing No. ICICR52019050100469553, Dt. 01-05-2019, ICICI Bank, Branch Ranipur, Distt. Haridwar

जिसकी प्राप्ति की अभिसर्वाकृति विक्रेता उपनिबन्धक-महोदय, देहरादून तथा वर्तमान विलेख के साक्षीगण व क्रेता के समक्ष एतद्द्वारा अपनी पूर्ण सन्तुष्टि में स्वीकार करती हैं। विक्रय प्रतिफल की एवज में कुछ भी लेना-देना शेष नहीं रह गया है।

[Signature]

[Signature]

(2) यह कि पूर्ण स्पष्टीकरण हेतु विक्रेता निम्नानुसार स्पष्ट करती हैं :-

- (क) यह कि विक्रेता ने इस विक्रय-विलेख की सूची में वर्णित सम्पत्ति से अपना अध्यासन हटाकर उसका वास्तविक अध्यासन क्रेता को स्थल पर दे दिया है और क्रेता को सम्पत्ति पर अध्यासित व काबिज कर दिया है। क्रेता को अधिकार होगा कि वह विक्रीत सम्पत्ति से जिस प्रकार चाहे लाभ उठाये, अपने उपयोग-उपभोग में लावे, निर्माण करें, रास्ता, नाली, पानी, हवा, रोशनी आदि का उपयोग करें, शासकीय अभिलेख/कैन्टबोर्ड क्लेमेन्टाउन, देहरादून के अभिलेखों में अपने नाम से दाखिल खारिज करवायें, या अन्य किसी भी व्यक्ति या व्यक्तियों को विक्रय करें, इसमें विक्रेता को कोई आपत्ति नहीं होगी। क्रेता-महोदय ने निम्नवर्णित सम्पत्ति से पूर्णरूप से सन्तुष्ट होकर व अपने पूर्ण होशोहवास में कब्जा प्राप्त कर लिया है।
- (ख) यह कि इस विलेख की सूची में वर्णित सम्पत्ति की बाबत आज तक देय समस्त कर आदि या अन्य कोई पाया जायेगा तो इसकी अदायगी की जिम्मेदारी विक्रेता की होगी और आज के बाद देय समस्त कर आदि की अदायगी का उत्तरदायित्व क्रेता का होगा।
- (ग) यह कि सम्पत्ति पर कोई भार, अधिभार, ऋण नहीं है और यह सम्पत्ति किसी स्थान पर धरोहर या बन्धक नहीं है। यह सम्पत्ति विवाद व प्रत्येक प्रकार के न्यायालय के विवाद से मुक्त है। सम्पत्ति स्पष्ट स्वामित्व की है।
- (घ) यह कि इस विलेख की सूची में वर्णित सम्पत्ति के साथ उपलब्ध व संलग्न समस्त सुखाधिकार जिसमें हवा, पानी, आवागमन, रास्ता, नाली आदि के अधिकार सम्मिलित है व अधिकार जो वर्तमान में विक्रेता को उपलब्ध है और जो भविष्य में विक्रेता को उपलब्ध हो सकते हैं, वह भी स्थाई रूप से क्रेता को अन्तरित किये जा रहे हैं।
- (ङ) यह कि यदि किसी समय पूर्ण स्वामित्व व स्पष्ट स्वामित्व के लिए क्रेता को विक्रेता की सहायता की आवश्यकता पड़ी और विक्रेता द्वारा क्रेता के पक्ष में अन्य कोई पत्र व प्रपत्र अंकित करने की आवश्यकता पड़ी तो विक्रेता, क्रेता की मांग पर व क्रेता के व्यय पर उपरोक्त प्रपत्र अंकित व निष्पादित करेंगी।
- (च) यह कि यदि इस विलेख की सूची में वर्णित सम्पत्ति या उसका कोई भाग विक्रेता के स्वामित्व दोष के कारण या विक्रेता के किसी अन्य दोष के कारण क्रेता के अधिकार से निकल जाता है तो विक्रेता उसका पर्याप्त हर्जाना क्रेता को अदा करेंगी।

Sharma

Sharma

- (3) यह कि इस विलेख की सूची में वर्णित सम्पत्ति मुख्य सहरनपुर रोड़ से लगभग पांच किलोमीटर से अधिक दूरी पर मौजा-भारुवाला ग्रान्ट (कैन्ट क्षेत्र क्लेमेन्टाउन) परगना केन्द्रीयदून, तहसील व जिला देहरादून (उत्तराखण्ड) में स्थित है। विक्रीत सम्पत्ति आवासीय सम्पत्ति है। इस सम्पत्ति के भूमिखण्ड का क्षेत्रफल 153.34 वर्गमीटर है। भूमिखण्ड की सामान्य शासकीय दर 7500/- रुपये प्रति वर्गमीटर है, किन्तु विक्रीत सम्पत्ति की पूरब दिशा में 6.09 मीटर (20 फुट) चौड़ी सड़क विद्यमान है। उक्त भूमिखण्ड में निर्मित भाग का क्षेत्रफल 108.36 वर्गमीटर है। यह निर्माण प्रथम श्रेणी का है। निर्मित भाग की शासकीय दर अंकन 12,000/- रु० प्रति वर्गमीटर है। सम्पत्ति का शासकीय मूल्यांकन निम्नानुसार निर्धारित किया जा रहा है :-

क- भूमिखण्ड का सर्किल रेट 7500/- रुपये प्रतिवर्गमीटर की दर से + 375/- रु० (5 प्रतिशत) = भूमिखण्ड की कुल शासकीय दर = 7875/- रुपये प्रति वर्गमीटर की दर से भूमिखण्ड का शासकीय मूल्यांकन 12,07,600/- रुपये निर्धारित होता है।

ख- निर्मित भाग का सर्किल रेट 12000/- रुपये प्रतिवर्गमीटर की दर से निर्मित भाग का शासकीय मूल्यांकन 13,00,400/- रुपये निर्धारित होता है।

ग- विक्रीत सम्पत्ति में 60 मीटर बाउण्ड्रीवॉल निर्मित है। बाउण्ड्रीवॉल का शासकीय मूल्यांकन 1000/- रुपये प्रति रनिंग मीटर की दर से अंकन 60000/- रुपये निर्धारित होता है

इस प्रकार विक्रीत सम्पत्ति का कुल शासकीय मूल्यांकन 25,68,000/- रुपये निर्धारित होता है। इस विलेख की सूची में वर्णित सम्पत्ति अंकन 30,00,000/- रुपये की धनराशि में विक्रीत की जा रही है, जिस पर नियमानुसार पांच प्रतिशत की दर से अंकन 1,50,000/- रुपये का स्टाम्प शुल्क बजरिये बजरिये ई-स्टाम्प प्रमाण पत्र संख्या IN-UK दिनांकित 01-05-2019 के माध्यम से अधिकतम पर समर्पित किया गया है। मूल ई-स्टाम्प प्रमाण पत्र वर्तमान विक्रय विलेख के साथ संलग्न है।

- (4) यह कि सम्पत्ति पर सिलिंग अधिनियम लागू नहीं होता है। विक्रेता द्वारा विक्रय विलेख अंकित व निष्पादित करने में किसी प्रकार का कोई अवरोध नहीं है और विक्रेता वर्तमान विक्रय-विलेख अंकित व निष्पादित करने हेतु सक्षम हैं।

- (5) यह कि इस विलेख की सूची में वर्णित सम्पत्ति कैन्टोमेन्ट बोर्ड क्लेमेन्टाउन, देहरादून की सीमा के अर्न्तगत स्थित होने के कारण वर्तमान विक्रय विलेख के निष्पादन से उत्तरांचल (उत्तर प्रदेश जमींदारी विनाश एवं सम्पत्ति व्यवस्था अधिनियम 1950 (अनुकूलन एवं उपान्तरण आदेश 2001) (संशोधन) विधेयक-2003 (उत्तरांचल अधिनियम संख्या-29 वर्ष 2003) (उत्तरांचल

अधिनियम संख्या-12 वर्ष 2006 एवं उत्तराखण्ड अध्यादेश संख्या-1 वर्ष 2007) के प्राविधानों का किसी प्रकार से उल्लंघन नहीं हो रहा है।

- (6) यह कि प्रश्नगत अन्तरित सम्पत्ति विक्रेता की व्यक्तिगत सम्पत्ति है एवं विक्रेता प्रमोटर/डवलेपर अथवा रियल इस्टेट एजेन्ट नहीं है, अतः उपरोक्त सम्पत्ति का अनिवार्य पंजीयन कराया जाना रियल इस्टेट एक्ट 2016 एवं उत्तराखण्ड रियल इस्टेट नियमावली 2017 में अपेक्षित नहीं है तथा वर्तमान विक्रय विलेख के माध्यम से विक्रीत की गयी भूमि Real Estate (Regulation & Development) Act, 2016 एवं यथा प्रख्यापित Uttarakhand Real Estate (Regulation & Development) (General Rule 2017) में 04 श्रेणियों में परिभाषित "Project" (Group Housing, Mixed Development Project, (Residential, Commercial and Industrial Project), Commercial Projects अथवा Plotted Development Projects) से सम्बन्धित नहीं है और न ही पक्षकारों द्वारा RERA Act, 2016 के किसी प्राविधान का उल्लंघन किया जा रहा है।
- (7) यह कि इस विक्रय विलेख में जहां जहां शब्द 'विक्रेता' व 'क्रेता' आया है, उससे उसका तात्पर्य व अर्थान्तर उसके हित प्रतिनिधि, अन्तरिती, वारिसान, प्रतिनिधि व दायद से लगाया जावेगा व समझा जावेगा।

:: सूची सम्पत्ति ::

सम्पत्ति स्थित भूमि खतौनी खाता संख्या-407 (मुताबिक वर्ष 1396 से 1401 फसली) खसरा संख्या-109/1, जिसमें भूमिखण्ड का क्षेत्रफल 153.34 वर्गमीटर है तथा इसमें निर्मित भाग का क्षेत्रफल 108.36 वर्गमीटर, स्थित मौजा-भारुवाला ग्रान्ट (कैन्ट क्षेत्र क्लेमेन्टाउन), परगना केन्द्रीयदून, तहसील व जिला देहरादून, उत्तराखण्ड (छत के अधिकारों सहित व समस्त अधिकारों व सुखाधिकारों सहित तथा बिजली, पानी के संयोजन व फिटिंग सहित), जिसको संलग्न मानचित्र में शब्द 'ए', 'बी', 'सी', 'डी' तथा 'ए' से प्रदर्शित किया गया है, जिसकी सीमाएं एवं पैमाईश निम्नानुसार है :-

- पूरब में :- 6.09 मीटर (अर्थात 20 फुट) चौड़ी सड़क, सीमा में पैमाईश 22 फुट
पश्चिम में :- भूमि अन्य, सीमा में पैमाईश 22 फुट,
उत्तर में :- भूमि अन्य, सीमा में पैमाईश 75 फुट,
दक्षिण में :- सम्पत्ति अन्य, सीमा में पैमाईश 75 फुट।

Shelley

Shelley

रजिस्ट्रेशन अधिनियम 1908 की धारा 32-ए के अनुपालन हेतु:-

विक्रेता का नाम :- शीबा परवीन

(Left Hand) बाँये हाथ की अंगुलियों के चिन्ह

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठिका



(Right Hand) दायें हाथ की अंगुलियों के चिन्ह

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठिका



क्रेता का नाम :- श्री कुलदीप पंवार

(Left Hand) बाँये हाथ की अंगुलियों के चिन्ह

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

कनिष्ठिका



(Right Hand) दायें हाथ की अंगुलियों के चिन्ह

अंगुष्ठ

तर्जनी

मध्यमा

अनामिका

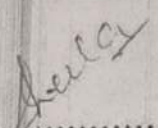
कनिष्ठिका

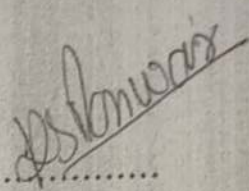


Shelva

Shelva

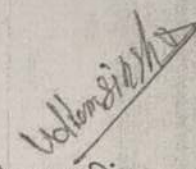
अतः यह विक्रय-विलेख उपरोक्त दिनांक, माह व वर्ष को स्थान देहरादून में पक्षकारों द्वारा अंकित कर, हस्ताक्षरित कर दिया गया है, ताकि सनद् रहे और समय पर काम आवे।


.....
(शीबा परवीन)
विक्रेता

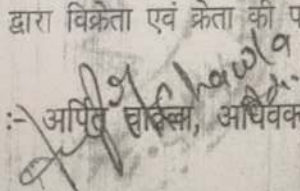

.....
(कुलदीप पंवार)
क्रेता

साक्षीगण :-

(1) श्री इमरान अहमद
पुत्र श्री तौहिद अहमद,
निवासी 226/2 आकाशदीप कालोनी,
बल्लुपूर रोड़, ब्लॉक-प्रथम,
जिला देहरादून (उत्तराखण्ड)
(Aadhar Card No. 9709 1656 2457)


(2) श्री उधम सिंह
पुत्र श्री पवन सिंह
निवासी 23 मौहम्मदपुर जट
पो0ओ0 गुरुकुल नासन,
जिला हरिद्वार (उत्तराखण्ड)
(Aadhar Card No. 9251 0819 1482)

पक्षकारों द्वारा प्रस्तुत प्रपत्रों तथा बताये गये तथ्यों के आधार पर इस प्रपत्र की रचना की गयी। पक्षकारों ने स्वयं के चित्रण स्वयं पुष्ट किये तथा साक्षीगणों ने उपरोक्त विक्रय विलेख के सम्पूर्ण तथ्यों को पढ़ व समझकर एवं विक्रय प्रतिफल की धनराशि का आदान-प्रदान संज्ञान में लेकर इस विक्रय विलेख में बतौर साक्षीगण अपनी स्वेच्छा से हस्ताक्षर अंकित किये हैं एवं साक्षीगण द्वारा विक्रेता एवं क्रेता की पहचान की गयी।


रचयिता :- अपिष्ट चौरस, अधिवक्ता, कोर्ट परिसर, देहरादून।

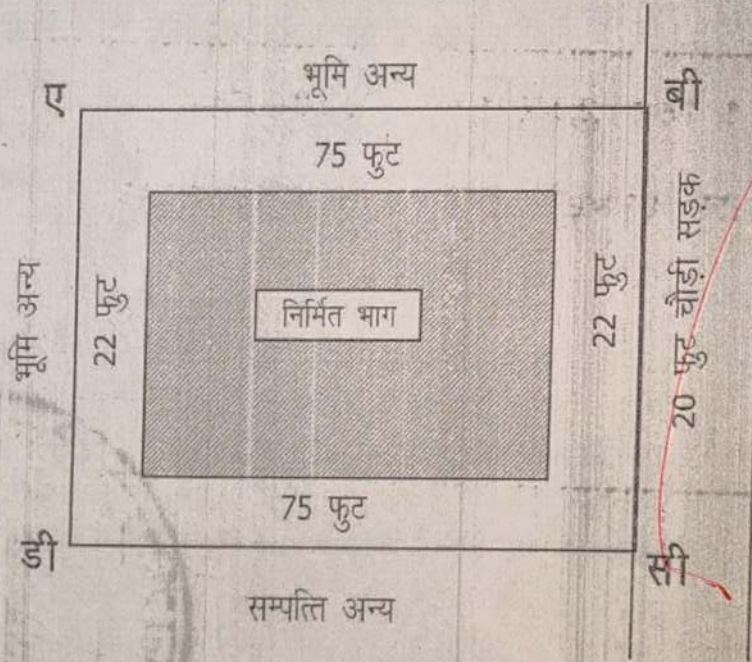
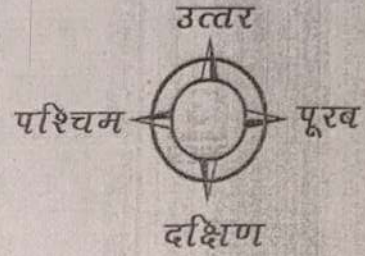
साईट प्लान

सम्पत्ति स्थित भूमि खतौनी खाता संख्या-407 (मुताबिक वर्ष 1396 से 1401 फसली) खसरा संख्या-109/1, जिसमें भूमिखण्ड का क्षेत्रफल 153.34 वर्गमीटर है तथा इसमें निर्मित भाग का क्षेत्रफल 108.36 वर्गमीटर, स्थित मौजा-भाखवाला ग्रान्ट (कैन्ट क्षेत्र क्लेमेन्टाउन), परगना केन्द्रीयदून, तहसील व जिला देहरादून, उत्तराखण्ड (छत के अधिकारों सहित व समस्त अधिकारों व सुखाधिकारों सहित तथा बिजली, पानी के संयोजन व फिटिंग सहित), जिसको मानचित्र में शब्द 'ए', 'बी', 'सी', 'डी' तथा 'ए' से प्रदर्शित किया गया है।

Not to Scale

विक्रेता :- शीबा परवीन

क्रेता :- श्री कुलदीप पंवार



(शीबा परवीन)
विक्रेता

(कुलदीप पंवार)
क्रेता

वही संख्या 1 जिल्द 2,868 के पृष्ठ 275 से 306 पर क्रमांक 5251

पर आज दिनांक 01 May 2019 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, तृतीय
01 May 2019

